HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2013

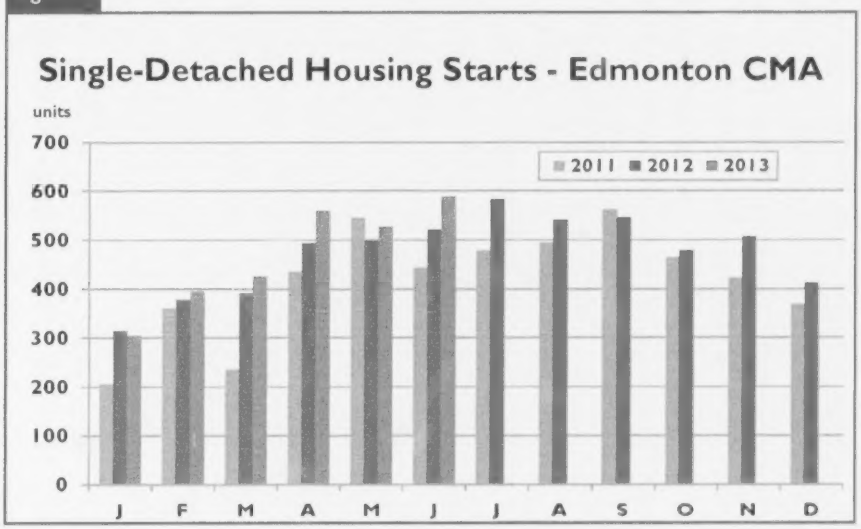
Home Market

Edmonton housing starts rising

Residential construction rose in June 2013. Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased 67 per cent year-over-year to 1,750 units in June. A triple-digit per cent gain in the multi-family segment led the way. The 7,966 homes that broke ground in the CMA during the first half of the year were 46 per cent higher than in 2012.

In the Edmonton CMA, single-detached starts rose 13 per cent year-over-year to 589 units in June. Within Edmonton City limits, 392 single-detached homes were started in June, up 51 per cent from a year prior. Through June, 2,800 single-detached

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
3 Resale Market
3 Economy
5 Maps of Edmonton
11 Housing Now Report Tables
12 Summary by Market
18 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 2

Source: CMHC

homes were started in the CMA, 7.9 per cent more compared to the same period in 2012.

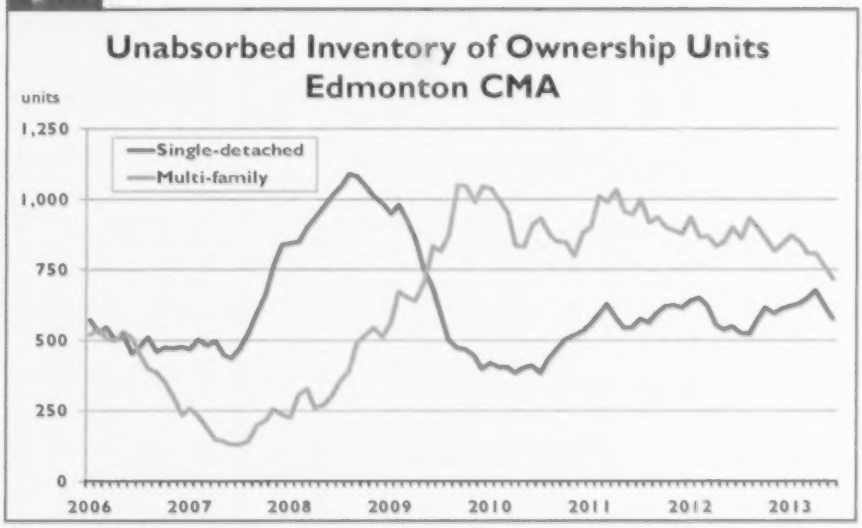
Completions of single-detached homes were up in June. The 445 single-detached units completed in June were 4.5 per cent ahead of June 2012. Higher levels of completions served to raise absorptions. Single-detached absorptions totalled 493 units in June, up 18.5 per cent year-over-year. For the first six months, on average, monthly completions rose by 4.3 per cent year-over-year, compared with a 2.8 per cent gain in monthly absorptions. The faster growth in completions compared to absorptions pushed inventories up. In June 2013, 575 completed single-detached homes were unabsorbed compared with 546 a year prior. A five per cent growth in inventories, mixed with a 13 per cent gain in homes underway raised single-detached supply to 4,521 units, 12.4 per cent higher year-over-year.

The average price of absorbed single-detached units declined 1.4 per cent year-over-year in June to $524,513. The decline was due to fewer higher-priced homes being absorbed. Homes priced at or above $550,000 accounted for 21.6 per cent of single-detached absorptions in June, compared to 28.7 per cent a year prior. Similarly, at $459,913 in June, the median price of absorbed single-detached homes was down 0.8 per cent from June 2012. By contrast, Statistics Canada's New House Price Index (NHPI) for Edmonton increased by 0.2 per cent in June 2013 relative to June 2012.

Multi-family starts, which consist of semi-detached units, rows, and apartments, more than doubled year-over-year in June to 1,161 units. Gains were reported in all unit types, with apartment starts leading the sector. In June, 861 apartments were started, compared to 257 in June 2012. The City of Edmonton accounted for 73 per cent of multi-family starts in June, with 850 units recorded. Year-to-date, 5,166 multi-family units were started across the CMA, up 80 per cent from the first six months of 2012.

Completions of multi-family units totalled 603 in June, up from 579 a year earlier. At 447 units in June, multi-family absorptions were 6.2 per cent higher year-over-year. The higher number of absorptions helped reduce the inventory of multi-family units by 20 per cent year-over-year to 719 units in June 2013. However, the higher level of multi-family starts has increased supply 44.4 per cent to 10,632 units.

Figure 3



Source: CMHC

Resale Market

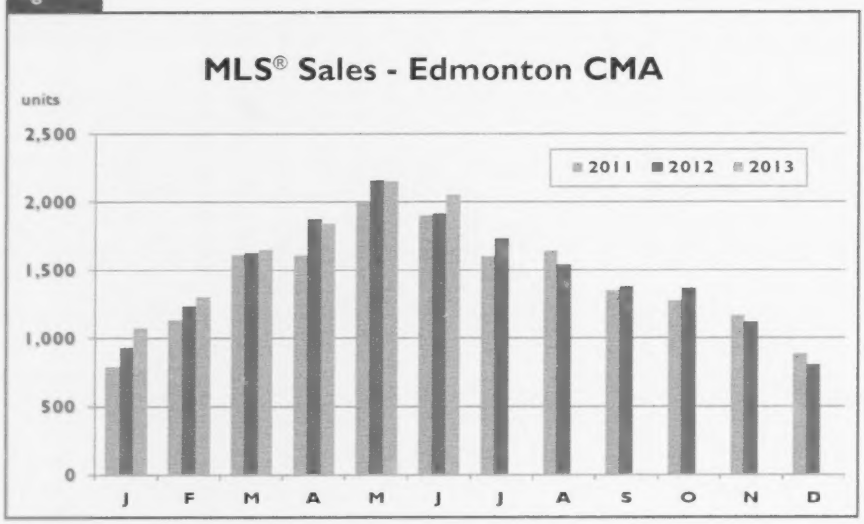
Residential sales continue to rise

Residential MLS® sales in Edmonton increased in the second quarter of 2013. A total of 6,041 sales were completed in the second quarter of this year, 1.6 per cent higher than the 5,943 sales reported in the second quarter of 2012. The increase in sales was driven by a stronger labour market which attracted more migrants to the area.

The number of new MLS® listings in the Edmonton Region decreased year-over-year during the second quarter of 2013. There were 10,098 new listings posted from April to June of 2013, compared to 10,236 new listings in the same quarter of last year. Active listings averaged 7,267 units in the second quarter of 2013, down from 8,024 active listings posted in the same quarter of 2012. The quarterly average sales-to-active listings ratio in the second quarter of 2013 was 23 per cent, unchanged from the previous year.

With higher levels of sales and declining listings, the average sale price in the second quarter of 2013 rose. The average MLS® residential price was $351,179 from April to June 2013, up 2.8 per cent from the average price of $341,669 in the second quarter of 2012. To the end of June, the average price increased 2.7 per cent from $336,890 in 2012 to $345,976 in 2013.

Figure 4



Source: CMHC

Economy

Strong labour market attracting migrants to the province

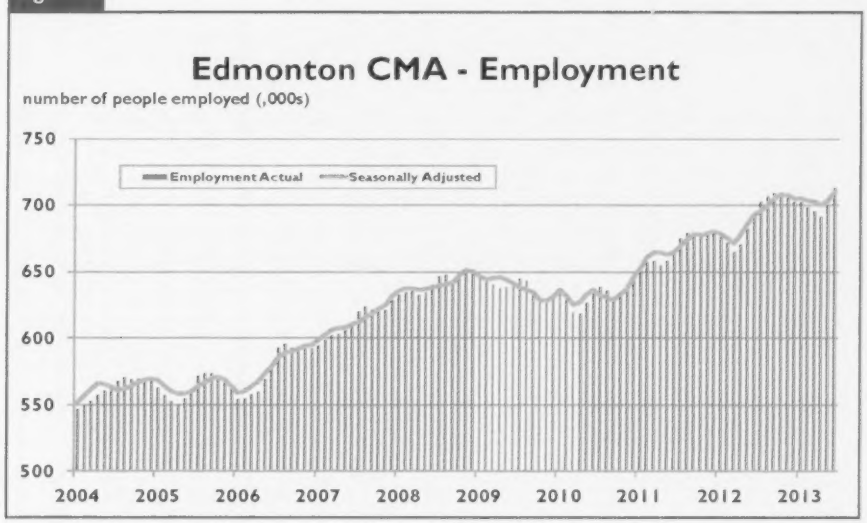
Employment levels in Edmonton continued to rise in 2013. Seasonally adjusted employment in the second quarter of 2013 averaged 710,900, up from the 703,100 jobs held within the Edmonton CMA in the first quarter of 2013. On a year-over-year basis, actual employment also remained higher in the second quarter of 2013 than in the same quarter a year earlier, up 2.6 per cent. The largest gains in employment on an unadjusted basis were witnessed in the services-producing sector contributing 21,800 new jobs from the second quarter last year.

High demand for labour kept the unemployment rate below five per cent and has put upward pressure on earnings. The unemployment rate on a seasonally adjusted basis averaged 4.6 per cent in the second quarter of 2013, slightly up from 4.2 per cent in the previous quarter. Average weekly earnings in the Edmonton CMA were up 8.6 per cent in the second quarter of 2013 from the corresponding period in 2012, reaching $1,046 per week.

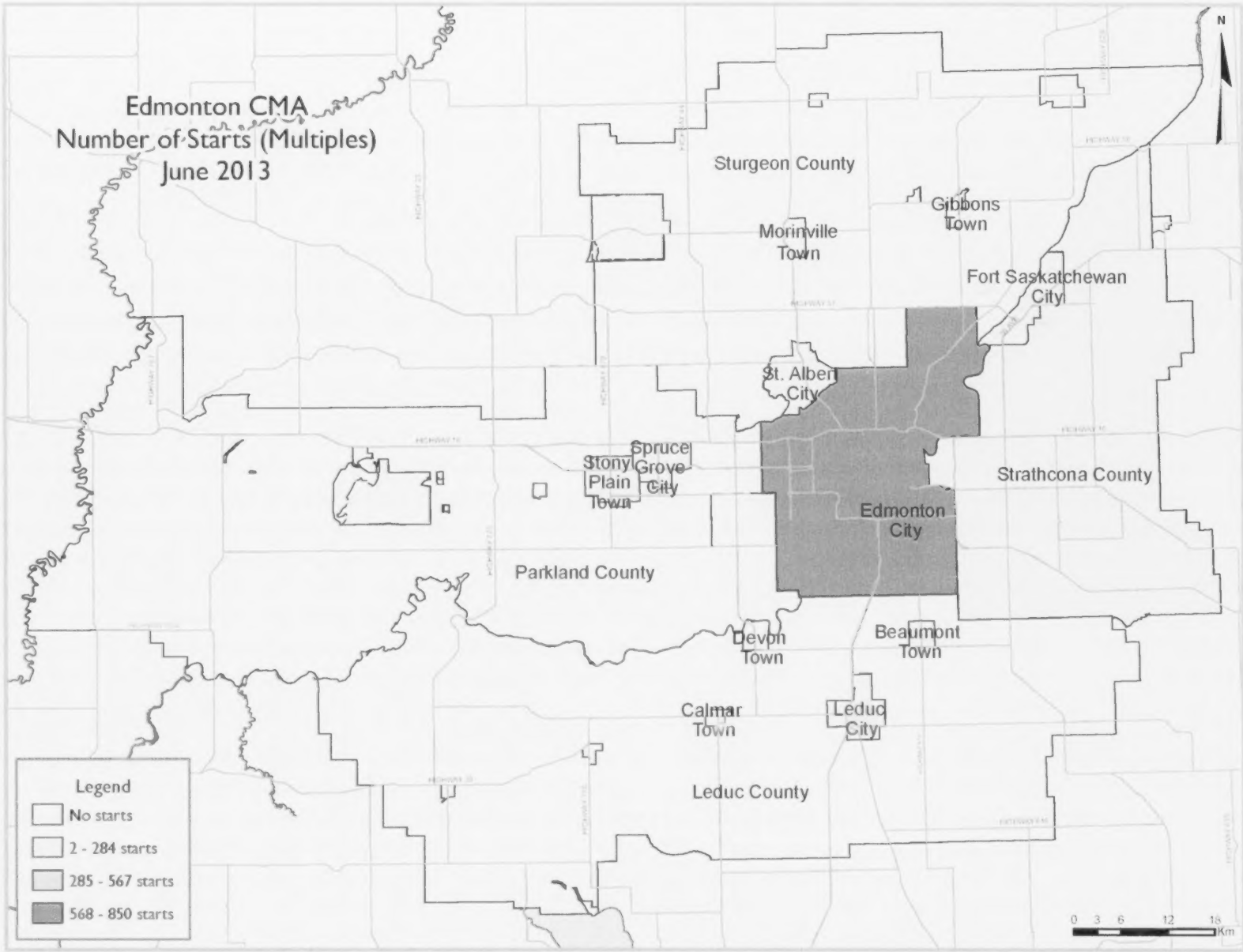
Strong labour market conditions attracted people from other countries and provinces. Migration to Alberta in the first quarter of 2013 continued to be strong. Net migration in the first quarter rose 33 per cent from 20,335 migrants in 2012 to 27,112 in 2013. Gains were experienced in international migrants with significant

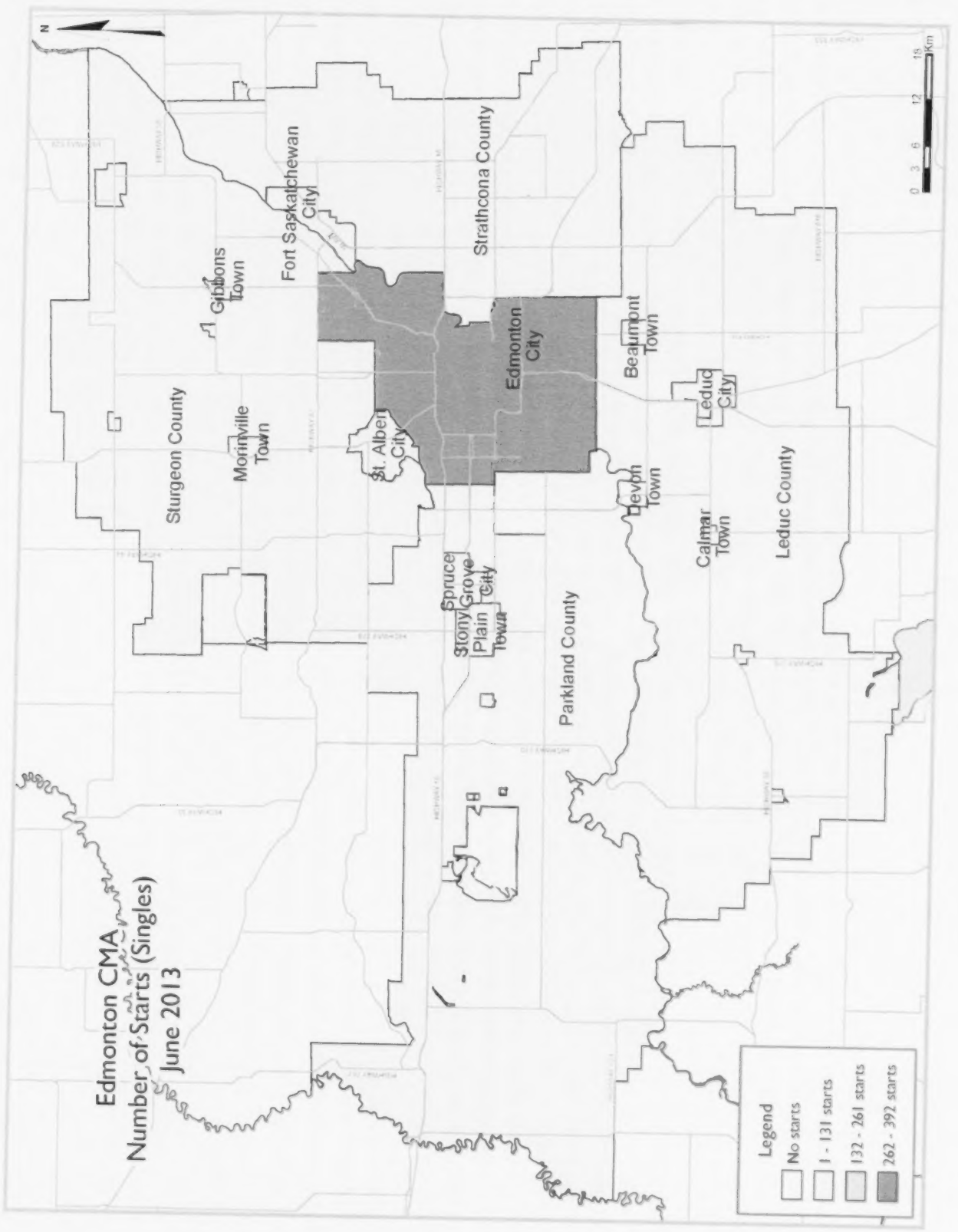
increases in non-permanent residents. Almost half of the net migration in the first quarter of 2013 came from interprovincial migration, where Alberta welcomed residents from every province. The majority of interprovincial migrants came from Ontario and British Columbia.

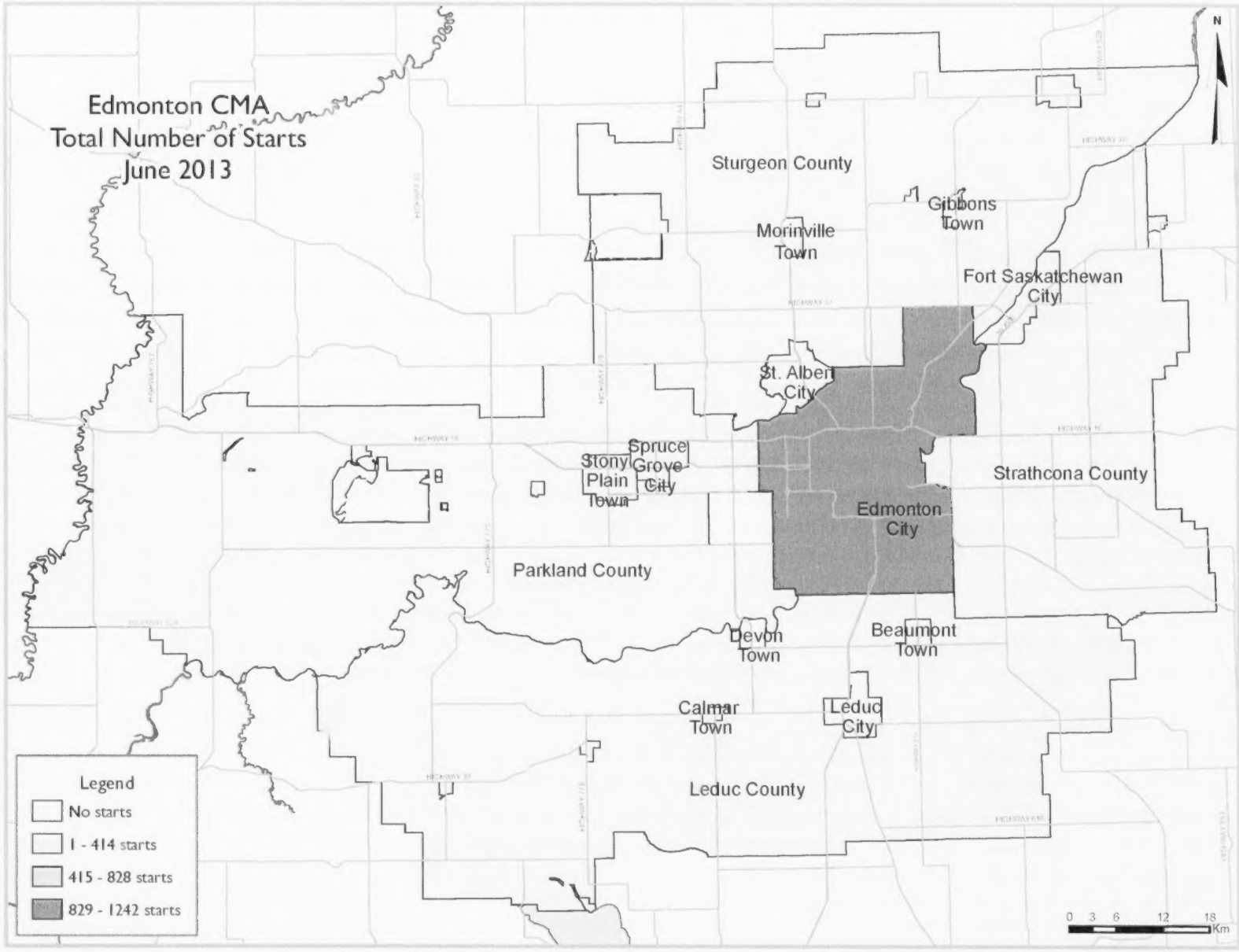
Figure 5

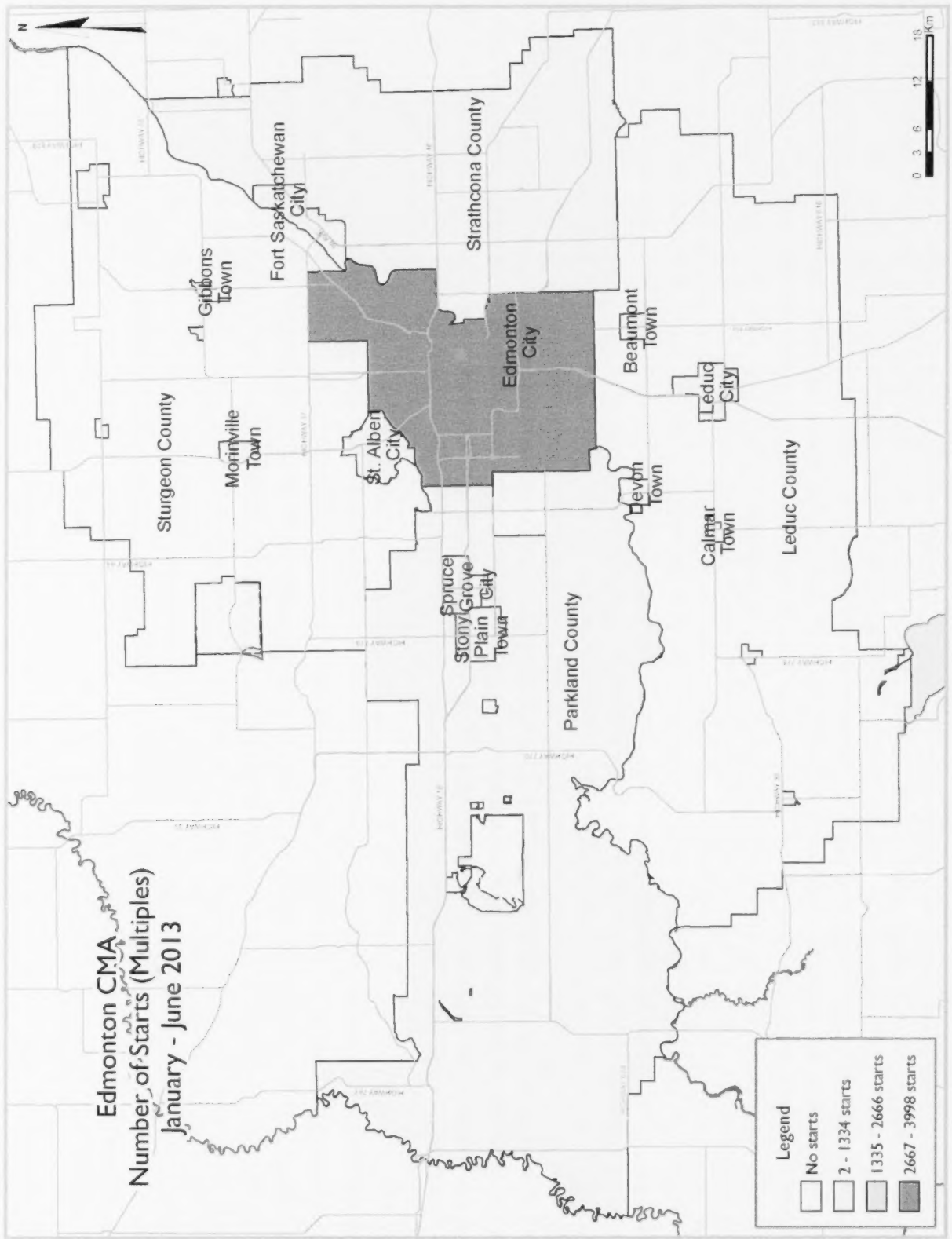


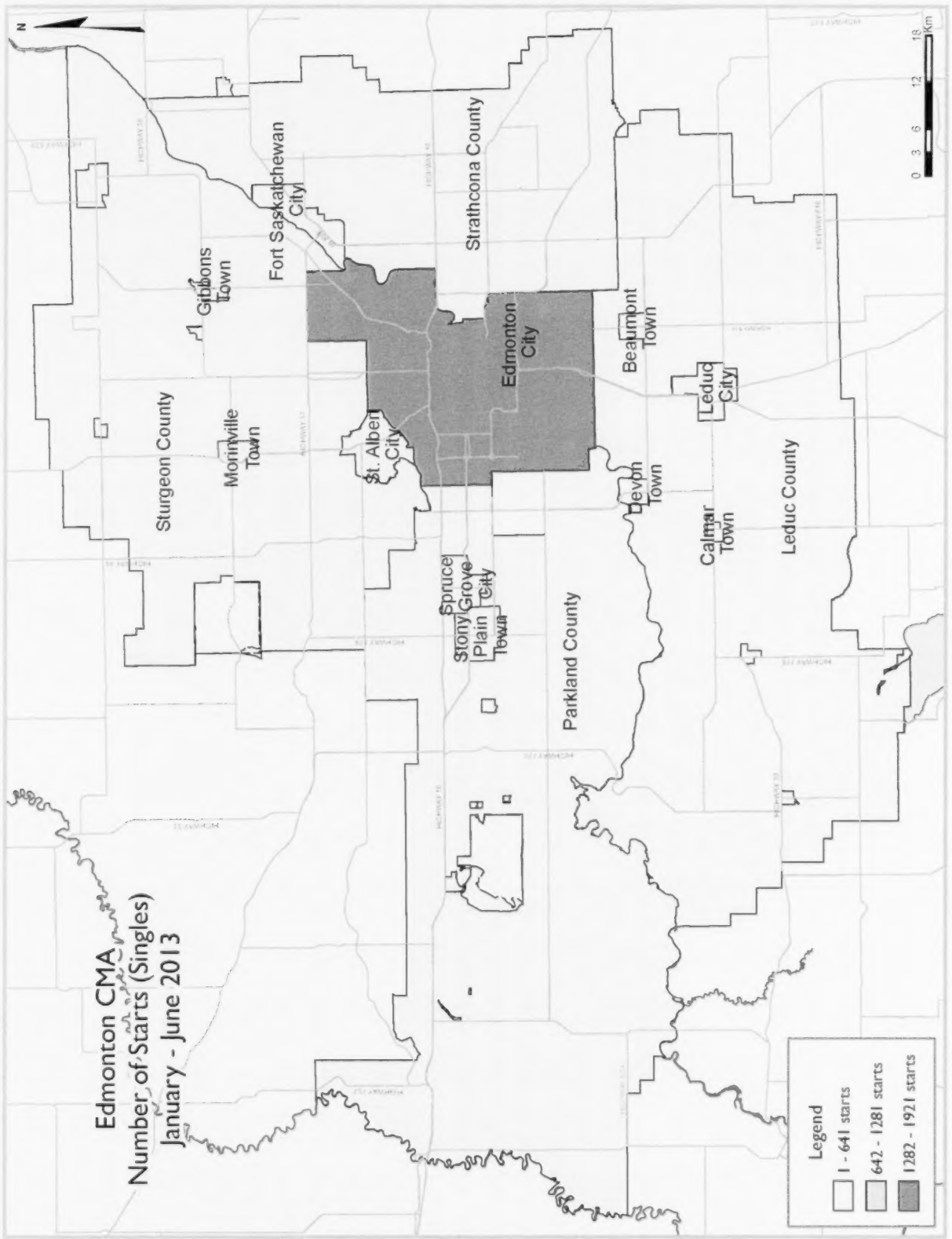
Source: CMHC

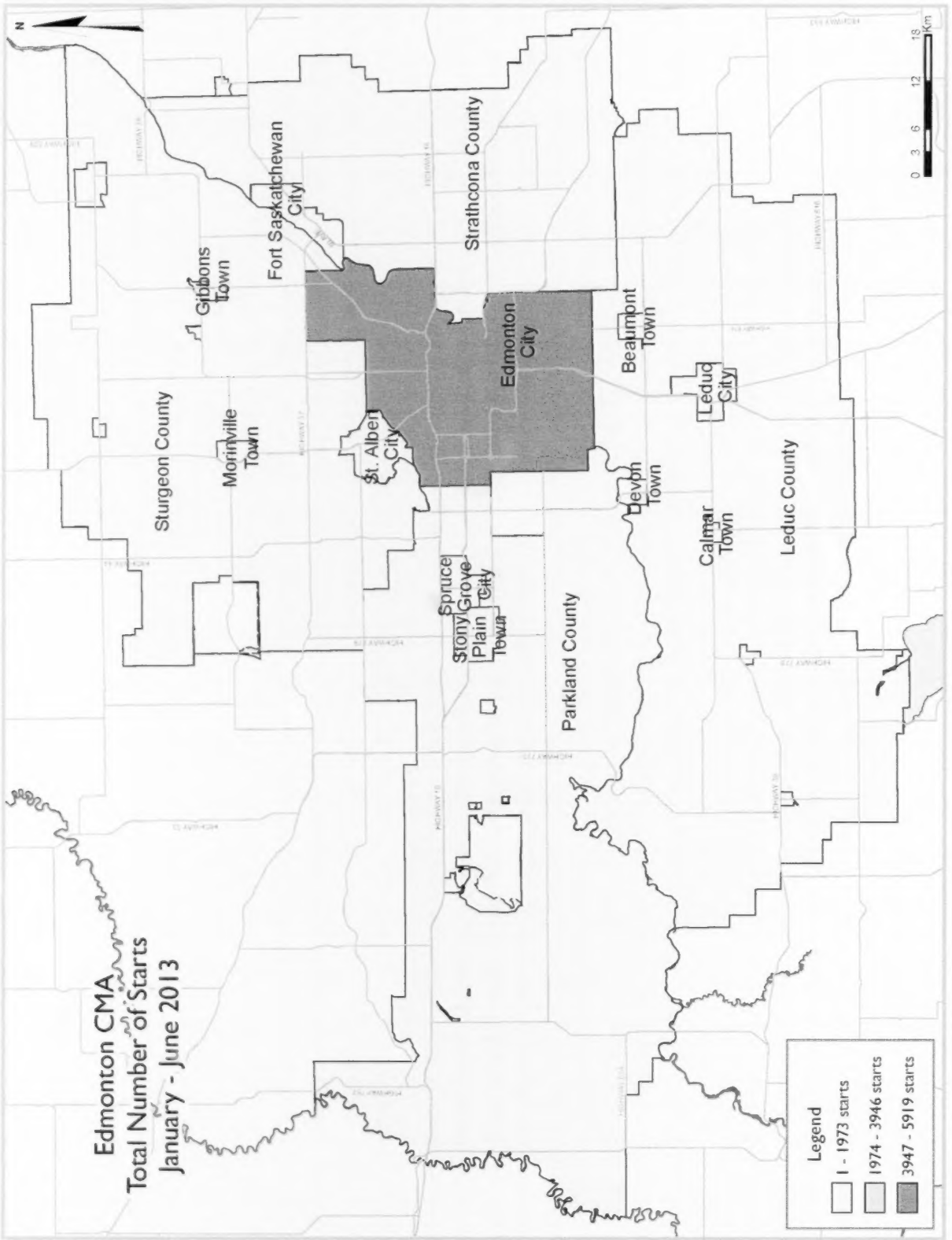

Edmonton CMA
Number of Starts (Multiples)
June 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 284 starts
285 - 567 starts
568 - 850 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
June 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 131 starts
132 - 261 starts
262 - 392 starts


Edmonton CMA
Total Number of Starts
June 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 414 starts
415 - 828 starts
829 - 1242 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - June 2013
Legend
No starts
2 - 1334 starts
1335 - 2666 starts
2667 - 3998 starts
N
0 3 6 12 18 Km
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - June 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
1 - 641 starts
642 - 1281 starts
1282 - 1921 starts


Edmonton CMA
Total Number of Starts
January - June 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Sturgeon County
Morinville Town
St. Albert City
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
1 - 1973 starts
1974 - 3946 starts
3947 - 5919 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	588	178	26	1	96	531	0	330	1,750
June 2012	522	146	21	0	104	51	0	206	1,050
% Change	12.6	21.9	23.8	n/a	-7.7	**	n/a	60.2	66.7
Year-to-date 2013	2,798	932	216	2	537	2,156	75	1,250	7,966
Year-to-date 2012	2,592	862	104	3	483	432	12	980	5,468
% Change	7.9	8.1	107.7	-33.3	11.2	**	**	27.6	45.7
UNDER CONSTRUCTION									
June 2013	3,934	1,296	227	4	970	5,149	103	2,176	13,859
June 2012	3,464	1,056	155	5	962	2,694	33	1,573	9,942
% Change	13.6	22.7	46.5	-20.0	0.8	91.1	**	38.3	39.4
COMPLETIONS									
June 2013	445	218	36	0	154	0	9	186	1,048
June 2012	426	94	7	0	62	311	0	105	1,005
% Change	4.5	131.9	**	n/a	148.4	-100.0	n/a	77.1	4.3
Year-to-date 2013	2,596	972	123	4	581	546	33	1,259	6,114
Year-to-date 2012	2,500	638	41	9	396	757	8	430	4,779
% Change	3.8	52.4	200.0	-55.6	46.7	-27.9	**	192.8	27.9
COMPLETED & NOT ABSORBED									
June 2013	575	196	22	0	143	358	n/a	n/a	1,294
June 2012	544	122	20	2	200	558	n/a	n/a	1,446
% Change	5.7	60.7	10.0	-100.0	-28.5	-35.8	n/a	n/a	-10.5
ABSORBED									
June 2013	493	208	37	0	156	46	n/a	n/a	940
June 2012	416	96	9	0	64	252	n/a	n/a	837
% Change	18.5	116.7	**	n/a	143.8	-81.7	n/a	n/a	12.3
Year-to-date 2013	2,631	934	125	4	602	663	n/a	n/a	4,959
Year-to-date 2012	2,567	637	39	7	347	753	n/a	n/a	4,350
% Change	2.5	46.6	**	-42.9	73.5	-12.0	n/a	n/a	14.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2013	391	144	8	1	92	531	0	75	1,242
June 2012	259	112	5	0	95	51	0	206	728
Beaumont Town									
June 2013	15	0	8	0	0	0	0	0	23
June 2012	31	10	0	0	0	0	0	0	41
Devon Town									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2013	25	16	0	0	0	0	0	0	41
June 2012	27	10	0	0	2	0	0	0	39
Leduc City									
June 2013	25	8	10	0	0	0	0	0	43
June 2012	27	6	0	0	0	0	0	0	33
Leduc County									
June 2013	14	0	0	0	0	0	0	0	14
June 2012	15	0	0	0	0	0	0	0	15
Morinville Town									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	12	0	0	0	0	0	0	0	12
Parkland County									
June 2013	25	0	0	0	0	0	0	0	25
June 2012	19	2	0	0	0	0	0	0	21
Spruce Grove City									
June 2013	15	6	0	0	0	0	0	0	21
June 2012	19	2	16	0	0	0	0	0	37
St. Albert City									
June 2013	10	0	0	0	0	0	0	255	265
June 2012	27	2	0	0	0	0	0	0	29
Stony Plain Town									
June 2013	7	2	0	0	0	0	0	0	9
June 2012	13	0	0	0	0	0	0	0	13
Strathcona County									
June 2013	39	2	0	0	4	0	0	0	45
June 2012	47	2	0	0	7	0	0	0	56
Sturgeon County									
June 2013	11	0	0	0	0	0	0	0	11
June 2012	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
June 2013	10	0	0	0	0	0	0	0	10
June 2012	7	0	0	0	0	0	0	0	7
Edmonton CMA									
June 2013	588	178	26	1	96	531	0	330	1,750
June 2012	522	146	21	0	104	51	0	206	1,050

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
June 2013	2,575	1,022	136	4	810	4,825	40	1,432	10,844
June 2012	1,945	782	92	5	756	2,340	17	1,022	6,959
Beaumont Town									
June 2013	139	18	35	0	0	0	0	104	296
June 2012	210	20	3	0	0	0	0	66	299
Devon Town									
June 2013	7	0	0	0	5	0	0	0	12
June 2012	6	0	0	0	5	0	0	0	11
Fort Saskatchewan City									
June 2013	147	54	0	0	8	0	51	0	260
June 2012	155	36	4	0	8	0	0	0	203
Leduc City									
June 2013	202	58	25	0	26	160	0	0	471
June 2012	216	78	0	0	32	160	4	0	490
Leduc County									
June 2013	105	0	0	0	0	0	0	0	105
June 2012	85	2	0	0	0	0	0	0	87
Morinville Town									
June 2013	31	0	15	0	7	0	8	0	61
June 2012	41	0	4	0	23	0	0	0	68
Parkland County									
June 2013	136	4	0	0	0	0	0	0	140
June 2012	125	6	0	0	0	0	0	0	131
Spruce Grove City									
June 2013	118	58	16	0	19	92	0	143	446
June 2012	113	56	52	0	8	0	0	202	431
St. Albert City									
June 2013	104	12	0	0	0	72	0	428	616
June 2012	144	22	0	0	0	0	0	214	380
Stony Plain Town									
June 2013	44	40	0	0	28	0	0	0	112
June 2012	47	14	0	0	36	0	0	0	97
Strathcona County									
June 2013	221	30	0	0	67	0	0	69	387
June 2012	235	40	0	0	94	194	0	69	632
Sturgeon County									
June 2013	61	0	0	0	0	0	0	0	61
June 2012	96	0	0	0	0	0	0	0	96
Remainder of the CMA									
June 2013	44	0	0	0	0	0	4	0	48
June 2012	46	0	0	0	0	0	12	0	58
Edmonton CMA									
June 2013	3,934	1,296	227	4	970	5,149	103	2,176	13,859
June 2012	3,464	1,056	155	5	962	2,694	33	1,573	9,942

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2013	303	162	20	0	132	0	3	186	806
June 2012	261	64	0	0	44	273	0	71	713
Beaumont Town									
June 2013	14	8	0	0	0	0	0	0	22
June 2012	19	0	0	0	0	0	0	0	19
Devon Town									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
June 2013	13	4	0	0	0	0	0	0	17
June 2012	21	6	0	0	0	0	0	0	27
Leduc City									
June 2013	16	18	0	0	0	0	0	0	34
June 2012	27	10	0	0	0	0	0	0	37
Leduc County									
June 2013	7	0	0	0	0	0	0	0	7
June 2012	5	0	0	0	0	0	0	0	5
Morinville Town									
June 2013	5	2	0	0	4	0	6	0	17
June 2012	4	0	0	0	0	0	0	0	4
Parkland County									
June 2013	13	4	0	0	0	0	0	0	17
June 2012	1	0	0	0	0	0	0	0	1
Spruce Grove City									
June 2013	16	10	16	0	0	0	0	0	42
June 2012	7	8	7	0	10	0	0	0	32
St. Albert City									
June 2013	9	2	0	0	0	0	0	0	11
June 2012	18	0	0	0	0	0	0	0	18
Stony Plain Town									
June 2013	14	8	0	0	0	0	0	0	22
June 2012	10	2	0	0	0	0	0	0	12
Strathcona County									
June 2013	25	0	0	0	18	0	0	0	43
June 2012	29	2	0	0	8	38	0	34	111
Sturgeon County									
June 2013	7	0	0	0	0	0	0	0	7
June 2012	20	0	0	0	0	0	0	0	20
Remainder of the CMA									
June 2013	3	0	0	0	0	0	0	0	3
June 2012	3	2	0	0	0	0	0	0	5
Edmonton CMA									
June 2013	445	218	36	0	154	0	9	186	1,048
June 2012	426	94	7	0	62	311	0	105	1,005

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2013	278	118	14	0	80	213	n/a	n/a	703
June 2012	259	82	9	0	88	395	n/a	n/a	833
Beaumont Town									
June 2013	35	3	1	0	0	0	n/a	n/a	39
June 2012	19	2	0	0	2	0	n/a	n/a	23
Devon Town									
June 2013	3	0	0	0	0	0	n/a	n/a	3
June 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
June 2013	42	8	0	0	2	26	n/a	n/a	78
June 2012	42	7	0	1	14	38	n/a	n/a	102
Leduc City									
June 2013	37	24	0	0	0	17	n/a	n/a	78
June 2012	46	6	0	0	1	18	n/a	n/a	71
Leduc County									
June 2013	3	0	0	0	0	0	n/a	n/a	3
June 2012	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
June 2013	16	1	2	0	17	0	n/a	n/a	36
June 2012	15	0	2	0	28	0	n/a	n/a	45
Parkland County									
June 2013	10	0	0	0	0	0	n/a	n/a	10
June 2012	15	3	0	0	0	0	n/a	n/a	18
Spruce Grove City									
June 2013	34	17	5	0	25	0	n/a	n/a	81
June 2012	37	16	9	1	41	0	n/a	n/a	104
St. Albert City									
June 2013	35	0	0	0	0	23	n/a	n/a	58
June 2012	31	0	0	0	0	37	n/a	n/a	68
Stony Plain Town									
June 2013	37	22	0	0	5	42	n/a	n/a	106
June 2012	25	1	0	0	3	56	n/a	n/a	85
Strathcona County									
June 2013	39	3	0	0	14	37	n/a	n/a	93
June 2012	50	3	0	0	20	13	n/a	n/a	86
Sturgeon County									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
June 2013	6	0	0	0	0	0	n/a	n/a	6
June 2012	3	2	0	0	2	1	n/a	n/a	8
Edmonton CMA									
June 2013	575	196	22	0	143	358	n/a	n/a	1,294
June 2012	544	122	20	2	200	558	n/a	n/a	1,446

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2013	338	159	21	0	128	35	n/a	n/a	681
June 2012	253	62	2	0	45	227	n/a	n/a	589
Beaumont Town									
June 2013	13	8	0	0	0	0	n/a	n/a	21
June 2012	20	0	0	0	1	0	n/a	n/a	21
Devon Town									
June 2013	0	0	0	0	1	0	n/a	n/a	1
June 2012	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
June 2013	30	2	0	0	3	0	n/a	n/a	35
June 2012	26	10	0	0	1	0	n/a	n/a	37
Leduc City									
June 2013	12	13	0	0	0	0	n/a	n/a	25
June 2012	19	12	0	0	4	0	n/a	n/a	35
Leduc County									
June 2013	7	0	0	0	0	0	n/a	n/a	7
June 2012	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
June 2013	7	1	0	0	0	0	n/a	n/a	8
June 2012	4	0	0	0	4	0	n/a	n/a	8
Parkland County									
June 2013	13	6	0	0	0	0	n/a	n/a	19
June 2012	1	0	0	0	0	0	n/a	n/a	1
Spruce Grove City									
June 2013	14	12	16	0	4	0	n/a	n/a	46
June 2012	7	3	7	0	0	0	n/a	n/a	17
St. Albert City									
June 2013	9	0	0	0	0	0	n/a	n/a	9
June 2012	18	0	0	0	0	0	n/a	n/a	18
Stony Plain Town									
June 2013	6	4	0	0	0	0	n/a	n/a	10
June 2012	8	2	0	0	0	0	n/a	n/a	10
Strathcona County									
June 2013	35	3	0	0	20	11	n/a	n/a	69
June 2012	30	5	0	0	7	25	n/a	n/a	67
Sturgeon County									
June 2013	7	0	0	0	0	0	n/a	n/a	7
June 2012	20	0	0	0	0	0	n/a	n/a	20
Remainder of the CMA									
June 2013	2	0	0	0	0	0	n/a	n/a	2
June 2012	3	2	0	0	2	0	n/a	n/a	7
Edmonton CMA									
June 2013	493	208	37	0	156	46	n/a	n/a	940
June 2012	416	96	9	0	64	252	n/a	n/a	837

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Edmonton City	392	259	146	122	98	90	606	257	1,242	728	70.6
Beaumont Town	15	31	0	10	8	0	0	0	23	41	-43.9
Calmar Town	5	2	0	0	0	0	0	0	5	2	150.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	25	27	16	12	0	0	0	0	41	39	5.1
Gibbons Town	1	4	0	0	0	0	0	0	1	4	-75.0
Leduc City	25	27	8	6	10	0	0	0	43	33	30.3
Leduc County	14	15	0	0	0	0	0	0	14	15	-6.7
Morinville Town	1	12	0	0	0	0	0	0	1	12	-91.7
Parkland County	25	19	0	2	0	0	0	0	25	21	19.0
Spruce Grove City	15	19	6	2	0	16	0	0	21	37	-43.2
St. Albert City	10	27	0	2	0	0	255	0	265	29	**
Stony Plain Town	7	13	2	0	0	0	0	0	9	13	-30.8
Strathcona County	39	47	2	2	4	7	0	0	45	56	-19.6
Sturgeon County	11	19	0	0	0	0	0	0	11	19	-42.1
Remainder of the CMA	4	1	0	0	0	0	0	0	4	1	**
Edmonton CMA	589	522	180	158	120	113	861	257	1,750	1,050	66.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	1,921	1,539	750	674	620	405	2,628	1,179	5,919	3,797	55.9
Beaumont Town	66	97	14	18	28	3	104	0	212	118	79.7
Calmar Town	7	7	0	0	0	8	0	0	7	15	-53.3
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	106	123	40	40	51	4	0	0	197	167	18.0
Gibbons Town	6	6	0	0	0	0	0	0	6	6	0.0
Leduc City	142	142	48	54	17	12	0	0	207	208	-0.5
Leduc County	42	31	0	0	0	0	0	0	42	31	35.5
Morinville Town	19	34	2	2	15	4	0	0	36	40	-10.0
Parkland County	67	72	2	4	0	0	0	0	69	76	-9.2
Spruce Grove City	99	113	42	54	38	59	143	0	322	226	42.5
St. Albert City	68	106	4	14	0	0	500	118	572	238	140.3
Stony Plain Town	40	62	22	16	0	0	0	0	62	78	-20.5
Strathcona County	166	191	42	52	25	38	0	115	233	396	-41.2
Sturgeon County	42	55	0	0	0	0	0	0	42	55	-23.6
Remainder of the CMA	8	17	0	0	0	0	31	0	39	17	129.4
Edmonton CMA	2,800	2,595	966	928	794	533	3,406	1,412	7,966	5,468	45.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Edmonton City	98	90	0	0	531	51	75	206
Beaumont Town	8	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	10	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	16	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	255	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	7	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	120	113	0	0	531	51	330	206

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	598	401	22	4	2,053	386	575	793
Beaumont Town	28	3	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	51	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	12	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	15	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	38	59	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	428	118
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	25	38	0	0	0	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	721	521	73	12	2,156	432	1,250	980

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Edmonton City	543	376	624	146	75	206	1,242	728
Beaumont Town	23	41	0	0	0	0	23	41
Calmar Town	5	2	0	0	0	0	5	2
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	41	37	0	2	0	0	41	39
Gibbons Town	1	4	0	0	0	0	1	4
Leduc City	43	33	0	0	0	0	43	33
Leduc County	14	15	0	0	0	0	14	15
Morinville Town	1	12	0	0	0	0	1	12
Parkland County	25	21	0	0	0	0	25	21
Spruce Grove City	21	37	0	0	0	0	21	37
St. Albert City	10	29	0	0	255	0	265	29
Stony Plain Town	9	13	0	0	0	0	9	13
Strathcona County	41	49	4	7	0	0	45	56
Sturgeon County	11	19	0	0	0	0	11	19
Remainder of the CMA	4	1	0	0	0	0	4	1
Edmonton CMA	792	689	628	155	330	206	1,750	1,050

Table 2.5: Starts by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	2,786	2,218	2,534	782	599	797	5,919	3,797
Beaumont Town	108	118	0	0	104	0	212	118
Calmar Town	7	7	0	0	0	8	7	15
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	144	159	2	8	51	0	197	167
Gibbons Town	6	6	0	0	0	0	6	6
Leduc City	200	196	7	12	0	0	207	208
Leduc County	42	31	0	0	0	0	42	31
Morinville Town	32	36	4	4	0	0	36	40
Parkland County	69	76	0	0	0	0	69	76
Spruce Grove City	173	214	6	12	143	0	322	226
St. Albert City	72	120	72	0	428	118	572	238
Stony Plain Town	62	78	0	0	0	0	62	78
Strathcona County	194	227	39	100	0	69	233	396
Sturgeon County	42	55	0	0	0	0	42	55
Remainder of the CMA	8	17	31	0	0	0	39	17
Edmonton CMA	3,946	3,558	2,695	918	1,325	992	7,966	5,468

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Edmonton City	303	261	172	72	145	36	186	344	806	713	13.0
Beaumont Town	14	19	8	0	0	0	0	0	22	19	15.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	13	21	4	6	0	0	0	0	17	27	-37.0
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	16	27	18	10	0	0	0	0	34	37	-8.1
Leduc County	7	5	0	0	0	0	0	0	7	5	40.0
Morinville Town	5	4	2	0	10	0	0	0	17	4	**
Parkland County	13	1	4	0	0	0	0	0	17	1	**
Spruce Grove City	16	7	10	10	16	15	0	0	42	32	31.3
St. Albert City	9	18	2	0	0	0	0	0	11	18	-38.9
Stony Plain Town	14	10	8	2	0	0	0	0	22	12	83.3
Strathcona County	25	29	6	10	12	0	0	72	43	111	-61.3
Sturgeon County	7	20	0	0	0	0	0	0	7	20	-65.0
Remainder of the CMA	3	1	0	2	0	0	0	0	3	3	0.0
Edmonton CMA	445	426	234	112	183	51	186	416	1,048	1,005	4.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	1,642	1,605	778	522	484	228	1,454	917	4,358	3,272	33.2
Beaumont Town	99	66	20	12	4	16	0	0	123	94	30.9
Calmar Town	7	2	0	0	8	0	0	0	15	2	**
Devon Town	5	5	0	2	0	0	0	0	5	7	-28.6
Fort Saskatchewan City	107	99	30	48	4	0	0	71	141	218	-35.3
Gibbons Town	9	9	0	0	0	0	0	0	9	9	0.0
Leduc City	140	66	68	36	14	4	0	127	222	233	-4.7
Leduc County	41	38	0	0	0	0	0	0	41	38	7.9
Morinville Town	27	34	2	4	14	32	0	0	43	70	-38.6
Parkland County	77	87	6	2	0	0	0	0	83	89	-6.7
Spruce Grove City	97	80	78	80	71	23	202	0	448	183	144.8
St. Albert City	71	94	2	0	0	0	118	0	191	94	103.2
Stony Plain Town	51	54	30	12	4	0	0	0	85	66	28.8
Strathcona County	141	169	34	38	58	18	0	72	233	297	-21.5
Sturgeon County	68	81	0	0	0	0	0	0	68	81	-16.0
Remainder of the CMA	18	20	0	2	0	4	31	0	49	26	88.5
Edmonton CMA	2,600	2,509	1,048	758	661	325	1,805	1,187	6,114	4,779	27.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Edmonton City	142	36	3	0	0	273	186	71
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	6	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	15	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	12	0	0	0	0	38	0	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	174	51	9	0	0	311	186	105

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	469	224	15	4	546	719	908	198
Beaumont Town	4	16	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	4	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	32	6	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	71	23	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	58	18	0	0	0	38	0	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	632	321	29	4	546	757	1,259	430

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Edmonton City	485	325	132	317	189	71	806	713
Beaumont Town	22	19	0	0	0	0	22	19
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	17	27	0	0	0	0	17	27
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	34	37	0	0	0	0	34	37
Leduc County	7	5	0	0	0	0	7	5
Morinville Town	7	4	4	0	6	0	17	4
Parkland County	17	1	0	0	0	0	17	1
Spruce Grove City	42	22	0	10	0	0	42	32
St. Albert City	11	18	0	0	0	0	11	18
Stony Plain Town	22	12	0	0	0	0	22	12
Strathcona County	25	31	18	46	0	34	43	111
Sturgeon County	7	20	0	0	0	0	7	20
Remainder of the CMA	3	3	0	0	0	0	3	3
Edmonton CMA	699	527	154	373	195	105	1,048	1,005

Table 3.5: Completions by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	2,427	2,088	1,004	980	927	204	4,358	3,272
Beaumont Town	123	78	0	16	0	0	123	94
Calmar Town	7	2	0	0	8	0	15	2
Devon Town	5	7	0	0	0	0	5	7
Fort Saskatchewan City	138	144	3	3	0	71	141	218
Gibbons Town	9	9	0	0	0	0	9	9
Leduc City	208	102	14	4	0	127	222	233
Leduc County	41	38	0	0	0	0	41	38
Morinville Town	33	40	4	28	6	2	43	70
Parkland County	83	89	0	0	0	0	83	89
Spruce Grove City	226	128	20	55	202	0	448	183
St. Albert City	73	94	0	0	118	0	191	94
Stony Plain Town	81	66	4	0	0	0	85	66
Strathcona County	151	191	82	72	0	34	233	297
Sturgeon County	68	81	0	0	0	0	68	81
Remainder of the CMA	18	22	0	4	31	0	49	26
Edmonton CMA	3,691	3,179	1,131	1,162	1,292	438	6,114	4,779

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2013	35	10.5	129	38.9	102	30.7	25	7.5	41	12.3	332	452,929	530,763
June 2012	13	5.3	93	38.0	56	22.9	28	11.4	55	22.4	245	476,900	563,357
Year-to-date 2013	168	10.4	647	40.1	469	29.1	141	8.7	187	11.6	1,612	448,650	514,480
Year-to-date 2012	181	11.4	612	38.7	399	25.2	152	9.6	239	15.1	1,583	449,900	511,211
Beaumont Town													
June 2013	1	7.7	4	30.8	6	46.2	2	15.4	0	0.0	13	499,000	483,690
June 2012	0	0.0	12	60.0	4	20.0	4	20.0	0	0.0	20	440,829	469,683
Year-to-date 2013	2	2.2	35	38.9	33	36.7	18	20.0	2	2.2	90	477,500	485,405
Year-to-date 2012	0	0.0	43	53.8	21	26.3	14	17.5	2	2.5	80	442,879	474,968
Calmar Town													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
Fort Saskatchewan City													
June 2013	3	10.0	12	40.0	9	30.0	2	6.7	4	13.3	30	449,500	489,297
June 2012	1	4.0	22	88.0	2	8.0	0	0.0	0	0.0	25	395,100	409,896
Year-to-date 2013	12	10.0	65	54.2	26	21.7	7	5.8	10	8.3	120	428,500	460,523
Year-to-date 2012	7	6.6	81	76.4	13	12.3	4	3.8	1	0.9	106	405,000	420,508
Gibbons Town													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	4	44.4	3	33.3	2	22.2	0	0.0	0	0.0	9	--	--
Year-to-date 2012	3	30.0	7	70.0	0	0.0	0	0.0	0	0.0	10	369,900	366,150
Leduc City													
June 2013	4	33.3	7	58.3	1	8.3	0	0.0	0	0.0	12	360,651	380,982
June 2012	1	5.3	9	47.4	9	47.4	0	0.0	0	0.0	19	446,000	446,056
Year-to-date 2013	29	21.3	62	45.6	30	22.1	10	7.4	5	3.7	136	413,737	432,857
Year-to-date 2012	11	17.2	24	37.5	20	31.3	6	9.4	3	4.7	64	445,452	457,139
Leduc County													
June 2013	2	28.6	0	0.0	2	28.6	2	28.6	1	14.3	7	--	--
June 2012	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2013	6	15.4	6	15.4	9	23.1	9	23.1	9	23.1	39	545,920	529,507
Year-to-date 2012	8	21.1	13	34.2	9	23.7	2	5.3	6	15.8	38	436,750	456,496
Morinville Town													
June 2013	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
June 2012	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	1	3.8	23	88.5	1	3.8	1	3.8	0	0.0	26	399,000	404,500
Year-to-date 2012	6	16.7	23	63.9	7	19.4	0	0.0	0	0.0	36	402,900	405,400

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2013	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	3	11.5	3	11.5	1	3.8	4	15.4	15	57.7	26	772,500	704,157
Year-to-date 2012	5	12.8	2	5.1	4	10.3	6	15.4	22	56.4	39	690,000	679,622
Spruce Grove City													
June 2013	0	0.0	6	42.9	4	28.6	4	28.6	0	0.0	14	475,189	493,720
June 2012	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
Year-to-date 2013	12	11.4	37	35.2	35	33.3	15	14.3	6	5.7	105	453,000	468,412
Year-to-date 2012	9	11.3	32	40.0	23	28.8	13	16.3	3	3.8	80	446,103	468,758
St. Albert City													
June 2013	0	0.0	1	11.1	5	55.6	0	0.0	3	33.3	9	--	--
June 2012	0	0.0	3	16.7	9	50.0	2	11.1	4	22.2	18	525,800	574,317
Year-to-date 2013	0	0.0	10	14.5	26	37.7	11	15.9	22	31.9	69	540,900	593,126
Year-to-date 2012	0	0.0	16	17.0	41	43.6	19	20.2	18	19.1	94	529,800	561,811
Stony Plain Town													
June 2013	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
June 2012	1	12.5	4	50.0	2	25.0	0	0.0	1	12.5	8	--	--
Year-to-date 2013	4	9.5	27	64.3	8	19.0	0	0.0	3	7.1	42	399,950	434,525
Year-to-date 2012	6	12.8	25	53.2	11	23.4	1	2.1	4	8.5	47	414,200	447,638
Strathcona County													
June 2013	0	0.0	8	24.2	15	45.5	8	24.2	2	6.1	33	517,000	555,424
June 2012	2	6.7	11	36.7	10	33.3	2	6.7	5	16.7	30	472,500	503,500
Year-to-date 2013	4	2.5	35	21.7	61	37.9	31	19.3	30	18.6	161	515,000	613,622
Year-to-date 2012	4	2.3	38	21.6	58	33.0	34	19.3	42	23.9	176	516,000	596,611
Sturgeon County													
June 2013	0	0.0	0	0.0	2	28.6	0	0.0	5	71.4	7	--	--
June 2012	2	10.0	2	10.0	1	5.0	6	30.0	9	45.0	20	615,000	617,250
Year-to-date 2013	3	4.4	6	8.8	20	29.4	18	26.5	21	30.9	68	590,000	645,662
Year-to-date 2012	14	17.1	9	11.0	11	13.4	19	23.2	29	35.4	82	600,000	581,695
Remainder of the CMA													
June 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
June 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	6	46.2	3	23.1	0	0.0	3	23.1	1	7.7	13	350,000	419,800
Year-to-date 2012	6	54.5	2	18.2	0	0.0	1	9.1	2	18.2	11	345,500	438,227
Edmonton CMA													
June 2013	47	9.9	177	37.4	147	31.1	44	9.3	58	12.3	473	459,913	524,513
June 2012	25	6.1	166	40.8	99	24.3	43	10.6	74	18.2	407	463,600	531,946
Year-to-date 2013	261	10.3	963	38.1	722	28.6	268	10.6	311	12.3	2,525	452,565	514,675
Year-to-date 2012	263	10.7	929	37.9	619	25.2	272	11.1	371	15.1	2,454	454,900	511,528

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2013

Submarket	June 2013	June 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	530,763	563,357	-5.8	514,480	511,211	0.6
Beaumont Town	483,690	469,683	3.0	485,405	474,968	2.2
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	489,297	409,896	19.4	460,523	420,508	9.5
Gibbons Town	--	--	n/a	--	366,150	n/a
Leduc City	380,982	446,056	-14.6	432,857	457,139	-5.3
Leduc County	--	--	n/a	529,507	456,496	16.0
Morinville Town	--	--	n/a	404,500	405,400	-0.2
Parkland County	--	--	n/a	704,157	679,622	3.6
Spruce Grove City	493,720	--	n/a	468,412	468,758	-0.1
St. Albert City	--	574,317	n/a	593,126	561,811	5.6
Stony Plain Town	--	--	n/a	434,525	447,638	-2.9
Strathcona County	555,424	503,500	10.3	613,622	596,611	2.9
Sturgeon County	--	617,250	n/a	645,662	581,695	11.0
Remainder of the CMA	--	--	n/a	419,800	438,227	-4.2
Edmonton CMA	524,513	531,946	-1.4	514,675	511,528	0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
June 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	332,080
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	334,573
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	330,899
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	336,068
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	331,835
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,174
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	336,013
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	335,922
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	318,664
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	336,763
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	342,973
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	345,888
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	337,551
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	344,033
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	348,916
	April	1,838	-1.9	1,409	3,213	2,462	57.2	349,047	3.7	345,546
	May	2,151	-0.2	1,530	3,734	2,626	58.3	350,921	1.1	340,211
	June	2,052	7.3	1,683	3,151	2,678	62.8	353,360	3.8	344,701
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	5,943	7.8		10,236			341,669	3.7	
	Q2 2013	6,041	1.6		10,098			351,179	2.8	
	YTD 2012	9,726	7.5		18,547			336,890	3.5	
	YTD 2013	10,062	3.5		17,393			345,976	2.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14	91.0	129.7	704	4.5	72.4	1,048
	June	590	3.14	5.14		130.0	711	4.6	72.8	1,046
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Download CMHC's 2013 Mortgage Consumer Survey!

- Get a unique perspective on attitudes and behaviours of recent mortgage consumers.
- Find out just how easy it is to leverage the survey findings.
- Identify opportunities and build stronger relationships with your clients.

Download it today at www.cmhc.ca/2013survey

64171_2013_M07

02-07-13